

Return recorded copy to:

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Fort Lauderdale, FL 33308

**DECLARATION OF RESTRICTIVE COVENANTS
(AFFORDABLE HOUSING)**

This Declaration of Restrictive Covenants is made this _____ day of _____, 2026, upon **RELIANT GROUP MANAGEMENT, LLC**, a limited liability company (“Reliant”), with an office at _____, in agreement with the **CITY OF PEMBROKE PINES**, a Florida municipal corporation (“CITY”), with an office at 601 City Center Way, Pembroke Pines, Florida 33025.

WHEREAS, CITY desires to sub-lease the Property to Reliant, and Reliant desires to sub-lease from CITY, the Property consisting of the Property and all buildings, structures, parking areas, fixtures, and other improvements of every kind and nature presently situated on, in, or under, or used in, on, or about the Property, including those improvements commonly known as Pines Place Apartments containing 614 residential units in accordance with and subject to the terms and conditions set forth in the Agreement for Sub-Sublease between the CITY and RELIANT (“Agreement for Sub-Sublease”).

WHEREAS, CITY and RELIANT in fulfillment of the obligation in the Agreement for Sub-Sublease hereby place certain restrictions on the use of the Property; NOW, THEREFORE:

1. The recitals set forth above are true and correct and are incorporated into these restrictive covenants.
2. Reliant hereby declares that the Sub-Sublease interest in the Property shall be held, maintained, transferred, sold, conveyed, and owned subject to the following designations and restrictive covenants:

Reliant will limit rent of 100% of the units to 80% of area median income (AMI) for Broward County as determined by the Florida Housing Finance Corporation for the first ten (10) years after recording this Declaration. After a period of ten (10) years from the recording of this Declaration, Reliant will limit rent of 50% of the units to 80% of AMI and limit rent of 50% of the units to 100% of AMI for Broward County as determined by the Florida Housing Finance Corporation. Reliant shall provide preference to essential workers (emergency services, teachers and similar public sector employees) and City residents to the fullest extent possible while complying with state and federal law. In all cases, Reliant shall operate and manage the Property in conformance with Lease 2628 between the State of Florida Board of Trustees of the Internal Improvement Trust Fund and the State of Florida Department of Children and Family Services, and Sublease 2628-

14 between the State of Florida Department of Children and Family Services and the City of Pembroke Pines.

3. This Declaration of Restrictive Covenants shall be recorded in the Public Records of Broward County, Florida, shall become effective upon recordation, and shall run with the sub-subleasehold interest at the specified income level(s) for the term of the Sub-Sublease.
4. Reliant or its successor, shall cause a release to be recorded in the Official Records of Broward County, Florida upon the expiration of the above referenced time periods.
5. The CITY, its successors and assigns, is the beneficiary of these restrictive covenants and as such, the CITY may enforce these restrictive covenants by an action at law or in equity against any person or persons, entity or entities, violating or attempting to violate the terms of these restrictions.
6. Any failure of Reliant or CITY to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter.
7. Invalidation of any one of these restrictive covenants by judgment or court order shall in no way affect any other conditions which remain in full force and effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, CITY and Reliant has executed this Declaration of Restrictive Covenants as follows:

CITY:

Signed, sealed and delivered in the presence of:

City of Pembroke Pines, a Florida municipal corporation

By: _____

Angelo Castillo, Mayor

Print Name: _____

Address: _____

Print Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged this day before me by means of ___ online notarization or ___ physical presence by Angelo Castillo, as Mayor of the City of Pembroke Pines, a Florida municipal corporation, on behalf of the City, and who ___ is personally known to me or ___ produced a Florida driver’s license as identification.

Witness my hand and official seal, this ___ day of _____, 2026.

Notary: _____

Notary Public, State of Florida

My commission expires: _____

Signed, sealed and delivered in the presence of:

RELIANT:

RELIANT GROUP MANAGEMENT, LLC, a limited liability company

By: _____

Print Name: _____

Address: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged this day before me by means of ___ online notarization or ___ physical presence by _____, as _____ of _____, on behalf of the company, and who ___ is personally known to me or ___ produced a Florida driver's license as identification.

Witness my hand and official seal, this ___ day of _____, 2026.

[NOTARIAL SEAL]

Notary: _____

Print Name: _____

Notary Public, State of Florida

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

DRAFT